

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 Gunn Court Westmeadows VIC 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Westmeadows

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 Gunn Court Westmeadows VIC 3049	\$521,500	20-Jul-19
34 Sandham Road Westmeadows VIC 3049	\$591,000	17-Aug-19
7 Copeland Road Westmeadows VIC 3049	\$622,500	07-Jul-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 September 2019



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**5 Gunn Court Westmeadows VIC 3049**

3 2 2

Sold Price

**\$521,500**

Sold Date

**20-Jul-19**

Distance

**0.04km**



**34 Sandham Road Westmeadows VIC 3049**

4 1 2

Sold Price

<sup>RS</sup> **\$591,000**

Sold Date

**17-Aug-19**

Distance

**0.23km**



**7 Copeland Road Westmeadows VIC 3049**

4 2 2

Sold Price

**\$622,500**

Sold Date

**07-Jul-19**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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